

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL 34 IN THE
SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, the Grant A.M.E. Church has expressed a desire to purchase Disposition Parcel 34 in the South End for the purpose of constructing approximately 175 units of relocation housing under the 221(d)(3) Program of the Federal Housing Administration;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Grant A.M.E. Church be and hereby is tentatively designated as redeveloper of Disposition Parcel 34, subject to submission within 60 days of the following documents satisfactory to the Authority:

- a. Preliminary site plan, indicating the number and composition of the units which can be developed on this site;
- b. Proposed rental schedule;
- c. Proposed construction schedule;
- d. Penalty bond in the total penal sum of \$100,000 in a form satisfactory to the Authority to insure adherence to the approved construction schedule;
- e. Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- f. Publication of all public disclosure and issuance of all approvals required by Chapters 121 and 121A of the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended.

2. That the disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby determined that Grant A.M.E. Church possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

December 16, 1966

TO: Boston Redevelopment Authority
FROM: Edward J. Logue, Development Administrator
SUBJECT: TENTATIVE DESIGNATION OF DEVELOPER
DISPOSITION PARCEL 34
SOUTH END URBAN RENEWAL AREA R-56

SUMMARY: This memo requests the Authority to tentatively designate Grant A.M.E. Church as developer of 175 units on Site 34 subject to the satisfactory submission of material required by the Authority.

Disposition Parcel 34 in the South End Urban Renewal Area was among those sites which were recently advertised for the development of moderate income housing. The 190,000 square foot site is located on Washington Street between Northampton Street and East Lenox Street and can contain a maximum of 175 dwelling units under the controls of the Urban Renewal Plan.

Grant A.M.E. Church, which is located within one block of Site 34, was the only non-profit sponsor expressing interest in it. The church is composed of 400 active members and is presently seeking FHA Mortgage Insurance for the rehabilitation of 250 apartments in Washington Park.

The Church proposes to engage the firm of Bedar and Alpers as architect, Harold Michelson as developer, and Kay-Lockes Corporation as builder. This church is the same denomination as the Charles St. A.M.E. Church which has successfully developed 92 units in Washington Park and is presently constructing an additional 38 units, all of which will be rent supplemented.

Grant A.M.E. has been a supporter of the Urban Renewal Program in the South End, and it is recommended that the Authority tentatively designate Grant A.M.E. Church as developer of Disposition Parcel 34.

An appropriate resolution is attached.

Attachment